

AVENUE ROAD NORTH PLAN CHANGE GRAPHIC SUPPLEMENT



Avenue Road North Plan Change



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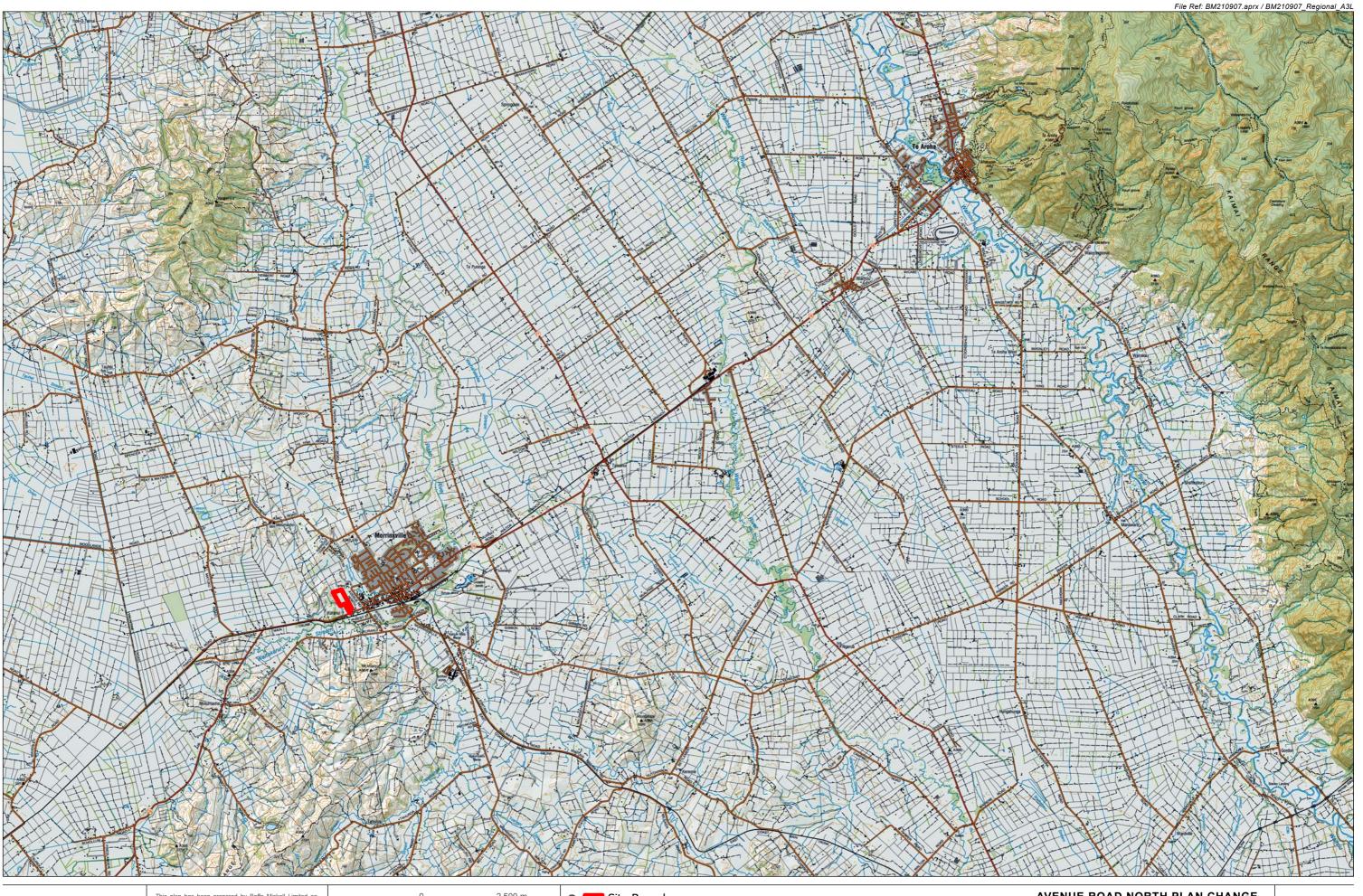
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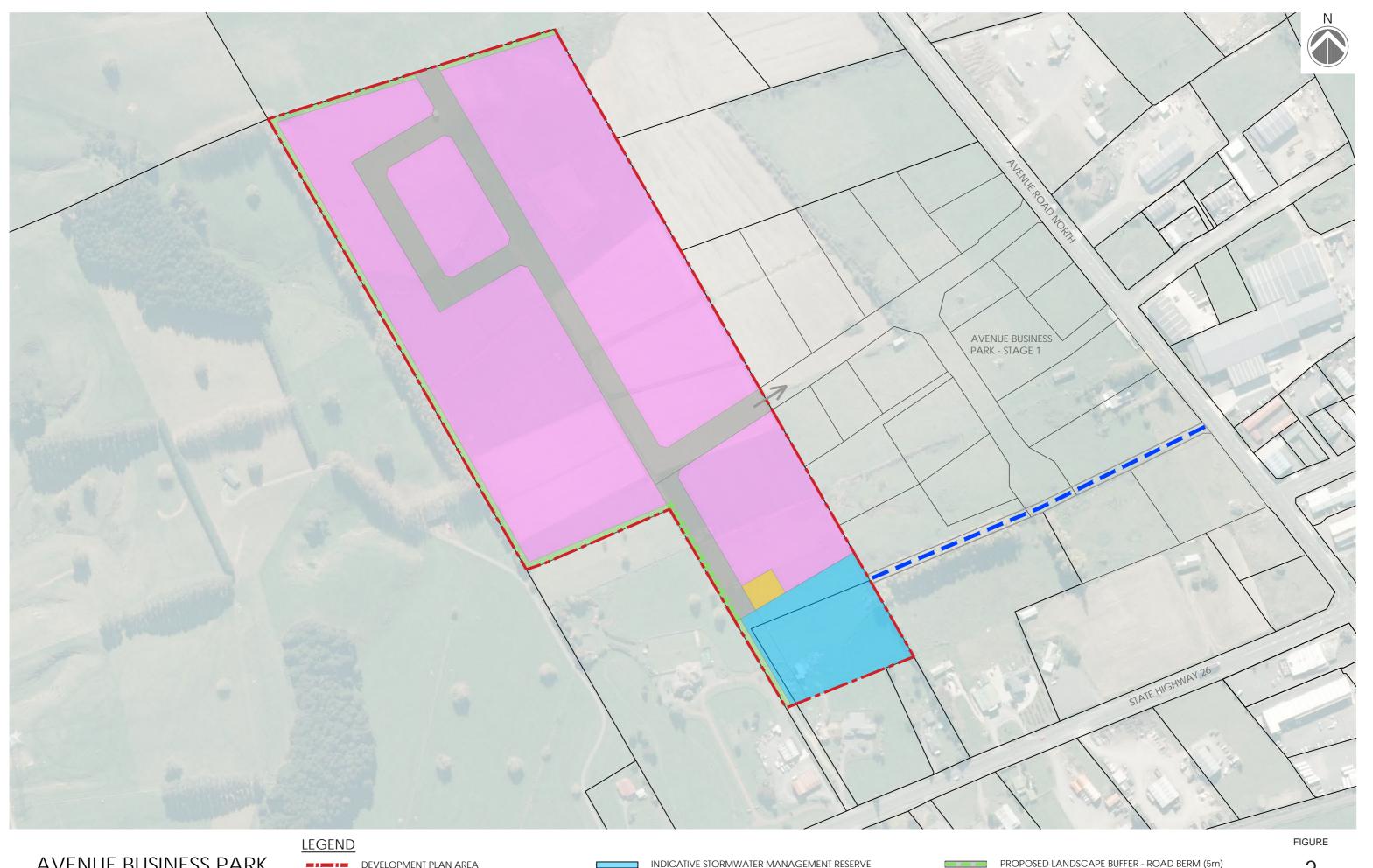


Projection: NZGD 2000 New Zealand Transverse Mercator

Site Boundary

AVENUE ROAD NORTH PLAN CHANGE Context Map - Regional

Date: January 2024 | Revision: 0 Plan prepared for Warwick and Marion Steffert by Boffa Miskell Limited Project Manager: jo.soanes@boffamiskell.co.nz | Drawn: NBu| Checked: JSo FIGURE



AVENUE BUSINESS PARK
DEVELOPMENT AREA PLAN

DEVELOPMENT PLAN AREA

INDUSTRIAL AREA

INDICATIVE LOCAL ROAD NETWORK

INDICATIVE STORMWATER MANAGEMENT RESERVE
INDICATIVE UTILITY RESERVE
PROPOSED LANDSCAPE BUFFER (5m)

PROPOSED LANDSCAPE BUFFER - ROAD BERM (5m)

VEHICLE CONNECTION TO AVENUE ROAD NORTH

CONVEYANCE SWALE





Data Sources: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator

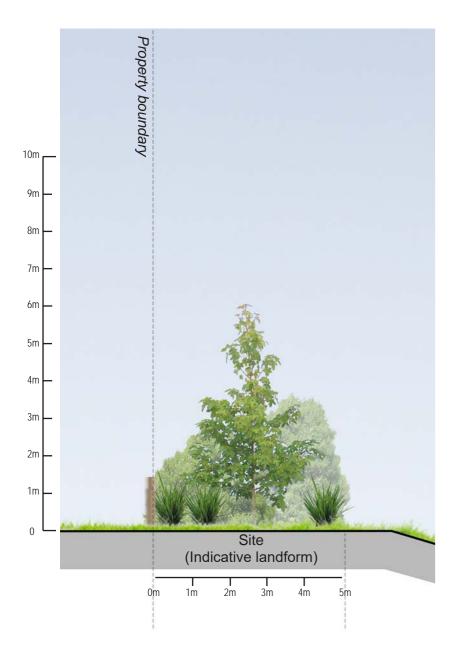


AVENUE ROAD NORTH PLAN CHANGE Planning Context

Project Manager: jo.soanes@boffamiskell.co.nz | Drawn: NBu | Checked: JSo

Date: January 2024 | Revision: 0 Plan prepared for Warwick and Marion Steffert by Boffa Miskell Limited

FIGURE





BOTANICAL NAME	COMMON NAME	ANTICIPATED 5-YEAR HEIGHT	ANTICIPATED 15 YEAR HEIGHT
TREES			
Liquidambar styraciflua	sweet gum	5 metres	9 x 4 metres
Myrsine australis	mapou	3 metres	5 x 3 metres
Podocarpus totara	tōtara	2 metres	5 x 2 metres (maturity 15m)
Sophora tetraptera	kowhai	5 metres	8 x 3 metres (maturity 10m)
Acer (Maple)	species	5 metres	10 x 6 metres (maturity 15m)
Alnus species	common	5 metres	10 x 6 metres (maturity 15m)
Acacia melanoxlyon	blackwood	5 metres	10 x 6 metres (maturity 20m)
SHRUBS			
Arthropodium cirratum	renga renga		0.5 x 0.5 metres
Coprosma robusta	karamu	3 metres	5 x 4 metres
Pittosporum eugenioides	tarata	3 metres	12 x 4 metres
Pittosporum tenuifolium	kohuhu	4 metres	6 x 3 metres
Macropiper excelsum	kawakawa	2 metres	4 x 4 metres

NOTES

- Shrubs planted at 1.2m 2m centres
- Trees planted at 5-7m centres.
- Excludes boundary planting on neighbouring property
- Detail design will need to take into account not to impede existing vegetation
- Cross section excludes swale planting
- Plant species indicative only and to be confirmed at time of design
- Plant growth rates are dependant on detailed planting design, climate, sudivision design, implementation and on going mainteance.

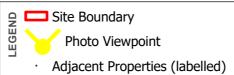




1:5,000 @ A3

Data Sources: Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Projection: NZGD 2000 New Zealand Transverse Mercator



AVENUE ROAD NORTH PLAN CHANGE

Viewpoint Locations

Date: February 2024 | Revision: 0

Plan prepared for Warwick and Marion Steffert by Boffa Miskell Limited Project Manager: jo.soanes@boffamiskell.co.nz | Drawn: NBu | Checked: JSo FIGURE







Projection

Data Sources:

Horizontal Field of View Vertical Field of View : Rectilinear Image Reading Distance @ A3 is 30 cm

AVENUE ROAD NORTH PLAN CHANGE

Panoramas taken along SH26, looking northeast towards the site

Date: February 2024 | Revision: 1







Horizo Vertic Projec

Data Sources:

Horizontal Field of View : 65°

Vertical Field of View : 20°

Projection : Rectilinear

Image Reading Distance @ A3 is 30 cm

AVENUE ROAD NORTH PLAN CHANGE

Panoramas taken along SH26, looking north towards the site

Date: February 2024 | Revision: 1

Plan prepared for Warwick and Marion Steffert by Boffa Miskell Limited

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Horizontal Field of View Vertical Field of View Projection

Data Sources:

Vertical Field of View : 05

Vertical Field of View : 20°

Projection : Rectilinear

Image Reading Distance @ A3 is 30 cm

AVENUE ROAD NORTH PLAN CHANGE Panoramas taken from Property 2579, SH26







Data Sources:

Horizontal Field of View
Vertical Field of View
Projection

Vertical Field of View : 20°
Projection : Rectilinear
Image Reading Distance @ A3 is 30 cm

AVENUE ROAD NORTH PLAN CHANGE Panoramas taken from Property 2579, SH26



Viewpoint 4



Viewpoint 5

Data Sources: Photos taken by K. Steffert 4 February 2024

4&5



Viewpoint 6



Viewpoint 7

Horizontal Field of View
Vertical Field of View
Projection

Data Sources: Photos taken by K. Steffert 4 February 2024

Vertical Field of View : 65°

Vertical Field of View : 15°

Projection : Rectilinear

Image Reading Distance @ A3 is 30 cm

AVENUE ROAD NORTH PLAN CHANGE



Viewpoint 8



Viewpoint 9

Horizontal Field of View : 65°

Vertical Field of View : 15°

Projection : Rectilinear

Image Reading Distance @ A3 is 30 cm

Data Sources: Photos taken by K. Steffert 4 February 2024



Viewpoint 10



Viewpoint 11

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